

**VILLAGE ON THE GREEN CONDO III
BOARD MEETING MINUTES**

Date: April 13, 2022

Time: 4:00 p.m.

Facilitator: Ed Wilday

In Attendance: Ed Wilday, President; Paul Zolynsky, Vice President; Chris Carlee, Secretary; Joy Grubb, Treasurer; Peggy Crump, Director; Robert Kelly, Property Manager-Ameri-Tech; 17 owner attendees

Call to Order: Ed called the meeting to order at 4:04 p.m. **Quorum Established.**

Reading of Minutes: Chris read the minutes of the March 16, 2022 Board Meeting. Ed moved to approve, Peggy seconded, all voted to approve the minutes as read.

Treasurer's Report: Joy read the treasurer's report. Chris moved to approve, Ed seconded, all voted to approve the Treasurer's report as read.

Property Manager's Report: The Board approved roof replacement of 2520, it has been scheduled for 4-6 weeks out. Damaged fascia at 2544 was replaced on 04/12/2022. The rear fascia of 2525-G is scheduled to be replaced on 04/14/2022. The cleaning of the two-story gutters has been completed as of 03/28/2022. Some owners were concerned about the downspouts not being cleaned out properly. A golf ball test was completed (a golf ball dropped down into the gutters exited quickly), and so the downspouts were determined to be clear of debris. There were a few complaints about a lack of clean-up and that will be addressed.

New Business: Gutters and downspouts will be cleaned again in October of 2022. Odesti cleans the one-story gutters, so the professional gutter cleaning by Window Gang is only to address the two-story gutters.

The Board has approved a contract to replace the roof at 2520. The current roof was installed in 2005. After this replacement we will have 14 of 27 roofs with less than 5 years assumed life left (the Budget assumption is a 15-year life span). Our roof reserves are adequate to meet this expected cost.

We have had 8 new owners move into VOG III so far this year. The new "Dial Directory" phone directories are out. A big "Thank you" goes out to the following VOG III owners who stepped up to deliver them: Barb Forsyth, Gail Rothrock, Gwen Stuler, Linda Cohen, Barbara Bozinski, Gary Krauss, Peggy Crump, Paul Zolynsky, Chris Carlee and Cheryl Wilday. Many hands made light work.

A broken sewer line was replaced in front of 2537 Royal Pines Circle. It had backed up a couple of times.

Paul, Ed, and Greg did a walk around looking for items to be considered for the 2023 budget. They examined carport posts, electrical boxes, shrubbery, etc. The electrical boxes all look good. Some carport posts will need to be more closely evaluated.

Ed will be leaving for his home in Syracuse, NY on 04/18/2022. He will continue with the following duties: Approve Odesti's time sheet and mileage; review and assign email work orders from the VOG III website; discuss/text with Odesti about day-to-day matters; communicate with a couple of VOG III volunteers who have offered to help cover in Ed's absence.

2543-A Royal Pines Circle status: The unit has been sold. Ed has spoken to the owner. Sheet rock will be installed on Tuesday 4/19/2022. The owner is beginning to put the unit back together. The new owner is only 54, and he understands that he can purchase but not live in the unit until he turns 55 or has a 55-year-old co-

resident living in the unit. Our VOG III governing documents make clear that at least one resident must be 55. (The documents are silent on whether an under 55 person can purchase a unit here.)

VOG III had a lien on this property in order to collect past due maintenance fees. By current Florida condo laws, we were able to collect only 1 years' worth, even though more than that was owed to us. Also, we have secured the help of an attorney to help us regarding the property insurance claim payout, which was less than half of the cost of the water/mold remediation to that unit. The attorney has taken this case on a contingency basis, i.e. he will not charge VOG III unless we prevail. A resolution won't come any sooner than 3 months and could be up to 12 months. The outcome is not guaranteed, but the attorney believes we have a good case.

Odesti has been placing water shut-off tags onto the valves on the exterior of our buildings. This has been a difficult task since there is no consistency regarding the two-story units. Odesti continues to replace light bulbs with long life fixtures/bulbs. He has made adjustment to garbage enclosure doors. He has addressed some persistent downspout issues. We may need something other than a golf ball test. Some carports are missing bolts and he has replaced those. There have been some opossum sightings. Do not be alarmed. It will eventually just go away.

Budget Concerns: We have a shortfall in the 2022 Budget of \$10,964.23 due to the unexpected increased cost of property insurance. We also have a shortfall of \$11,612.36 due to the mold/water remediation of 2543-A after the insurance payout. The Board is reviewing the March financial report received earlier this week. We are debating whether some or all of these costs may need to be covered by Special Assessment. The Board will need to consider the length of the fiscal year remaining.

Things you MUST do before leaving your unit for an extended period: 1.) Turn off your water valves inside your unit and also the outside valve; 2.) Make sure you leave your AC unit ON to prevent the development of mold; 3.) Check your smoke detectors to make sure they are in good working order; 4.) Check with your property insurance company on their expectations for you to monitor your unit for potential problems while you are away. Some insurance companies may consider the property to be "abandoned" if you do not have someone checking on it and documenting the status at regular intervals, i.e. weekly or bi-weekly.

Before our next Board Meeting in October, 2022: the Budget will be developed, probably in September. The Ballots for the open Board positions will be sent out. Normally, there would be two open positions up for election. This year there may be 3 positions open. Please consider running for the Board.

Questions & Concerns: **Q:** Re: outside structures (i.e. patios). If we supply the materials, get a permit etc. would it be considered? **A:** Per our governing documents, any areas outside your walls are considered part of VOG III's common elements. You may not build upon those areas. Our VOG III attorney sent letters to everyone last year who had built illegal patios instructing that they needed to be removed. Some were removed, some were not. Those who did not remove their patios are currently in violation. An owner suggested that VOG III needs something more definitive and in writing regarding patios. She had previously submitted a request to build a patio and it was approved by the VOG III President at that time. Regarding plants and shrubs: Due to VOG III budget constraints, plants of the type listed in the area noted in the VOG III FAQ document on the web may be purchased and planted by owners or the owner may submit a work order to have Odesti plant it for you. **Q:** An Electric Car Charging station was approved. Can solar panels on roofs be approved? There is a Plant City company willing to work with condo boards. **A:** All of our buildings (except for the 3 patio homes) in VOG III have a shared roof. Therefore, no solar panels can be approved at this time.

Adjournment: Ed moved to adjourn, Chris seconded, all approved and the meeting was adjourned at 5:05 p.m. **Next Meeting:** October 19, 2022 at 4:00 p.m.